

# SITE PLAN / PRELIMINARY PLAT

# KETTLESTONE PRAIRIE

## WAUKEE, IOWA

### OWNER

WAUKEE LAND HOLDINGS, LLC  
425 DIAMOND CREEK RD  
MANKATO MN 56001

### ZONING

EXISTING : K-OF KETTLESTONE OFFICE DISTRICT  
PD PLANNED DEVELOPMENT DISTRICT (OVERLAY)  
PROPOSED : K-MU KETTLESTONE MIXED USE DISTRICT  
PD PLANNED DEVELOPMENT DISTRICT (OVERLAY)

### SETBACKS

FRONT -20'  
SIDE - 0'  
REAR -0'

### BUILDING HEIGHT

MAX. BUILDING HEIGHT = 5 STORIES  
BUILDING HEIGHT = 5 STORIES

### SITE AREAS

BUILDINGS	24,742 S.F.	21.8%
PAVING	52,460 S.F.	42.8%
SIDEWALKS	4,925 S.F.	4.0%
OPEN SPACE	38,478 S.F.	31.4%
<b>TOTAL</b>	<b>122,625 S.F.</b>	<b>100%</b>

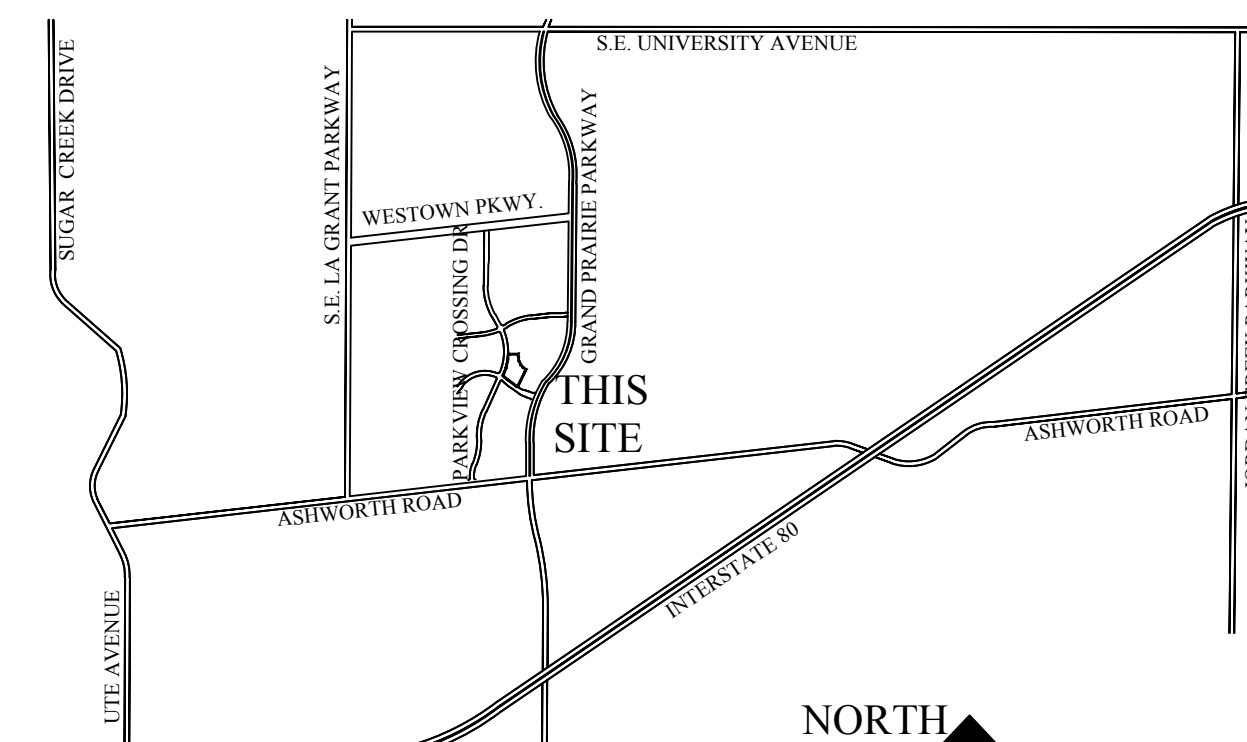
TOTAL IMPERVIOUS AREA (BUILDINGS, PAVING, & WALKS) 84,147 S.F.  
REQ'D OPEN SPACE = 24,525 S.F. (122,625 \* 20%)

### LEGAL DESCRIPTION

PARCEL 18-163 OF THE PLAT OF SURVEY FILED IN BOOK 2018, PAGE 23782 ON DECEMBER 21, 2018, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 2.81 ACRES MORE OR LESS.

SAID TRACT OF SUBJECT TO ALL EASEMENTS OF RECORD.



### VICINITY SKETCH

### NOTES (GENERAL)

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
  - A. CITY OF WAUKEE ENGINEERING DEPARTMENT
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WAUKEE STANDARD SPECIFICATIONS.
- SIDEWALK AND DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WAUKEE ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE.
- PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR BY THE END OF THE WORK DAY AND PRIOR TO RAIN EVENT.
- VERIFY COORDINATES AND BUILDING CORNERS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- ALL SITE WORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH WAUKEE STANDARD SPECIFICATIONS.
- PAVING SHALL BE A MINIMUM OF 6-INCH P.C.C. IN PUBLIC RIGHT-OF-WAY AND 6-INCH P.C.C. IN PRIVATE DRIVES AND PARKING LOTS.
- EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
- ALL LIGHTING MUST COMPLY WITH THE CITY OF WAUKEE LIGHTING REQUIREMENTS.
- ALL MECHANICAL UNITS THAT ARE ROOFTOP UNITS MUST BE SCREENED FROM STREET LEVEL VIEW.
- ALL EXTERIOR PARKING LOT AND BUILDING MOUNTED LIGHT FIXTURES MUST BE LOW GLARE, "CUT OFF" FIXTURES.
- ANY PROPOSED CHANGES TO THE PLAN SET SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT.
- PAVEMENT REPLACEMENT IN THE EVENT OF PUBLIC UTILITY MAINTENANCE WILL BE AT COST TO THE SITE OWNER.
- ALL WORK DONE SHALL BE IN CONFORMANCE WITH CURRENT EDITIONS OF THE WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SUDAS.
- THERE SHALL BE ACCESS ROADS PROVIDED WITHIN 100 FEET OF THE BUILDING THAT CAN SUPPORT A FIRE APPARATUS AND MAINTAINED IN ALL WEATHER CONDITIONS IN PLACE WHEN BUILDING WALLS BEING GOING UP.
- CONTRACTOR WILL BE RESPONSIBLE FOR LANE CLOSURE AND NECESSARY TRAFFIC CONTROL ON SE PARKVIEW CROSSING DRIVE & SE ESKER DRIVE WITH THE CONSTRUCTION OF THE DRIVEWAY.

### PARKING REQUIREMENTS

**MULTI FAMILY RESIDENTIAL**  
1 SPACE / BEDROOM  
1 VISITOR SPACE / 5 DWELLING UNITS  
159 BEDROOMS = 159 SPACES  
118 UNITS / 5 = 25 SPACES  
183 SPACES REQUIRED

GENERAL COMMERCIAL 4 SPACES / 1,000 S.F. GROSS FLOOR AREA  
3,551 S.F. / 1,000 = 3.5 \* 4 = 14 SPACES

OFFICE IS FOR RESIDENCES USE ONLY.  
NO ADDITIONAL PARKING REQUIRED.

197 TOTAL SPACES REQUIRED

132 ABOVE GROUND SPACES PROVIDED (INCLUDING 5 HANDICAP SPACES)  
56 UNDERGROUND SPACES PROVIDED

188 TOTAL SPACES PROVIDED

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	011°29'52"	1065.00	213.72	107.22	213.36	N52°50'19"W
C2	007°30'11"	535.00	70.06	35.08	70.01	N50°50'27"W
C3	078°45'04"	25.00	34.36	20.52	31.72	N15°13'21"W
C4	021°42'49"	935.00	354.34	179.32	352.22	N13°17'24"E
C5	059°59'00"	246.00	257.54	141.98	245.94	S31°28'19"E

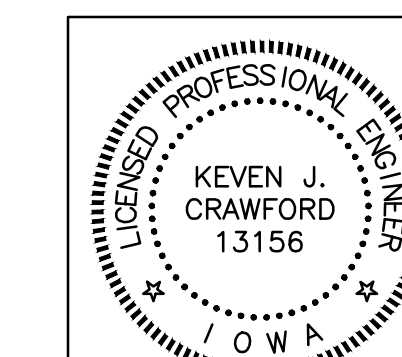
### SHEET INDEX

- DIMENSION PLAN
- GRADING PLAN
- UTILITY PLAN
- LANDSCAPE PLAN



### LEGEND

- EXISTING / PROPOSED
- PLAT BOUNDARY
  - W 8" WATER MAIN & SIZE
  - SAN 8" SANITARY SEWER & SIZE
  - ST 8" STORM SEWER & SIZE
  - UGE UNDERGROUND ELECTRIC CABLE
  - UGT UNDERGROUND TELEPHONE CABLE
  - CTV UNDERGROUND CABLE TV
  - G 4" GAS MAIN & SIZE
  - MANHOLE
  - INTAKE
  - HYDRANT
  - PP/LP POWER POLE/LIGHT POLE
  - PP/LP UTILITY BOX/TELEPHONE RISER
  - EXISTING CONTOURS
  - 990 PROPOSED CONTOURS
  - SILT FENCE OR APPROVED FILTRATION SOCK
  - TREES



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1-3

## COOPER CRAWFORD & ASSOCIATES, L.L.C.

### CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-23-2020  
REVISIONS:

SCALE: 1"=30'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)  
DIMENSION PLAN  
KETTLESTONE PRAIRIE

JOB NUMBER  
**CC 2339**  
SHEET 1 OF 4